



Van Buren County Land Bank Authority

Office of the County Treasurer
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Meeting Minutes September 8, 2021

1. The meeting was called to order at 2:02 PM by Chairperson Nesbitt. Roll call was taken with Compton, DeYoung, Morris and Nesbitt present, Newton was absent.
2. Morris moved, Compton seconded, CARRIED, to approve meeting minutes as presented from the July 14, 2021 meeting. All were in favor.
3. Update on 5 West Main Street
 - a. Nesbitt gave update on search for contractor and quote for the work to be done. Building Restoration INC is scheduled to visit the site and will provide a quote for the work based on their inspection and the structural engineering report.
 - b. Yemi Akinwale, Hartford City Manager, provided an update on discussion with MEDC for possible funding. Unfortunately, they do not have any available related to this project.
 - c. Lisa Eppele from USDA Rural Development, provided an overview of their grant program which supports small businesses in rural communities. For eligibility purposes, the project must be solely focused on commercial projects and if ownership changes, the grant recipient must repay the funds. She also gave an overview of the USDA's guarantee loan program which may be an option for a future developer as it allows for mixed use (commercial-residential) projects.
 - d. Zach Morris explained that we may also want to apply for CDBG funding as this would qualify as a slum/blight elimination project. These projects do require the applicant to match funding at least 50% or more.
 - e. Nesbitt provided an overview of possible funding through the county's ARPA committee application process and is in the process of obtaining a legal opinion regarding the use of the 5% sales cost recovery fee that the county treasurer may now retain as part of the foreclosure/tax sale process.
 - f. Adam Robach from the State Land Bank did explain they are also willing to partner on funding if we can find matching dollars as well. Their commitment regarding the dollar amount is not yet determined.
4. Nesbitt provided an overview of the lack of notice regarding the 2013 foreclosure of 80-53-885-011-66 and the need for the quiet title action.

5. Morris moved, Compton seconded, motion CARRIED, to authorize the chair to execute any necessary documents to complete the quiet title process.
6. Nesbitt provided an update on the first-round auction in which 5 properties, including 1 West Main, were not sold. The second-round auction will take place October 15, 2021.
7. Meeting adjourned at 2:24 PM.

Respectfully submitted,

A handwritten signature in cursive script that reads "Trisha M. Nesbitt".

Trisha Nesbitt

Chair, Van Buren County Land Bank